



The Willows, Chapel Lane, Threapwood, Malpas

The Willows

Chapel Lane, Threapwood, Malpas, SY14 7AX

An outstanding equestrian opportunity with a spacious and versatile four double bedroom bungalow set within 3.47 acres of gardens, grounds and paddocks complemented with extensive stabling, tack room and yard

Malpas 4 miles, Whitchurch 10 miles, Chester 16 miles, Nantwich 17 mile, Crewe 21 miles. Trains from Whitchurch & Crewe

Reception hall | Sitting room | Family room
Dining room | Breakfast kitchen | Utility room
Cloakroom | Study/bedroom 4 | 3 bedrooms
En suite shower room | Family bathroom
Garden | Stabling 3.47 acres | EPC rating E

The Property

The Willows is a spacious and lateral house offering comprehensive equestrian facilities in the heart of the highly desirable Cheshire village of Threapwood. A home of immense space offering flexible accommodation the property enjoys gardens, grounds and paddocks extending to 3.47 acres with stabling and equestrian yard to the side suitable for a variety of uses.

Approached via a sweeping gravel driveway with lawns on either side with access to the equestrian yard and stabling as well as the grounds and paddocks. The front door opens from the sheltered storm porch where the internal accommodation is divided to two distinct areas with living to the left and sleeping to the right. The formal dining room has pleasing views to the front elevations and

opens to the sitting room. The partly open plan sitting room and breakfast kitchen are the heart of this country home and provide a true living 'hub' with dual aspect views and French doors opening to the rear terrace. Divided into three distinct areas there is ample space for sitting and dining room furniture. The recently refitted breakfast kitchen offers a comprehensive range of shaker style units under a wooden worktop with complementary tiling. Integrated appliances include, fridge, hob, double oven and dishwasher. Beyond the kitchen the useful inner hall leads to the family room. This peaceful room with deep picture window to the front has french windows opening to the rear garden with views of the paddock beyond. A utility room and W.C completes the living accommodation.

Offering immense flexibility the spacious sleeping accommodation radiates off an inner hallway. A superbly sized room, the principal bedroom has sliding glazed doors to the garden with views to the paddocks rural landscape beyond, walk in wardrobes and en-suite shower room. There are three further double bedrooms, one currently used a study, and a family bathroom with window to the side.

Outside

The Willows offers extensive equestrian facilities within close proximity to the main house. Extending to 3.47 acres in total the gardens, grounds and paddocks offer a tranquil and peaceful haven for recreational equestrian and horticultural enjoyment. Set around a small secure yard there are 6 stables and 1 tack room with direct access to the driveway and rear paddocks as well as gated access to Sarn Road. With a terrace along the rear of the house and mature planting and vegetable beds the rear garden is mainly laid to lawn with views to the paddock beyond and pedestrian gated access.





Location

The Willows occupies an enviable village position, local amenities can be found at Malpas whilst further shopping and leisure facilities are available within the nearby centres of Whitchurch and Chester. Abreadth of schooling both in the state and private sector, with schools worthy of particular note including Kings and Queens schools in Chester, Packwood Haugh Preparatory School, Moreton Hall, Shrewsbury School and Ellesmere College together Bishops Heber at Malpas.

Directions

Follow your SatNav to SY14 7AX
What3words app: yachting.climbing.eagle

General

Local Authority: Cheshire West & Chester Council

Services: Mains water and electric. Oil fired central heating and private drainage.

Council Tax: Band F

Tenure: Freehold

Price: Offers over £700,000

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves & Easements: The property is sold subject to any wayleaves whether mentioned in these particulars or not.

Chester

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